

Weare Open Space Committee
Minutes
August 23, 2005
+++++FINAL+++++

In attendance are: Sandy and Mike Boyko, Steve Najjar, George Malette, and John Ciampi.

Steve called the meeting to order at 7:10 PM.

Minutes of July 26, 2005 – Steve suggested removing the last paragraph pertaining to the *Special Conservation Commission Meeting on the Bolton Property*, and submitting it separately at the next Conservation Commission meeting. Sandy made motion to accept this suggestion, and John 2nd. All voted in favor of the stated motion, and the motion carries.

Bolton Property – The Committee recommends that Chuck finalize a decision concerning future plans on his property. Steve suggests Mr. Bolton should indicate a dollar amount in writing. *George*: “Mr. Bolton can have various configurations with his design, for instance, he could allow for one or two homes and have the rest in conservation, or he could trade it for parcels in other parts of town.” *Steve*: “There could be problems with the septic design. Also, Chuck should respond back to Tom with his decision.”

Oliphant Site Visit – The Committee reviewed the site walk report. Steve noted that this property qualifies as a mandatory cluster development, and that the town gravel road will need to be paved for .6 of a mile, likely an expensive project. And if the road were not paved, there is a ten acre minimum per lot. Some of the pertinent dialogue that followed is recorded thusly; *George*: “If the town road is upgraded, then it will be possible to further subdivide the proposed subdivision, provided the soil types allow that to occur. Also, the abutters have the right to protest paving the town road because the town regulations would change for them also.” *Steve*: “Thinking a warrant might be in order detailing impact costs, fees, etc. No real game plan at this stage. There is a potential \$455K to develop all the lots.” *Mike*: “Tom Oliphant could make out better if he received cash for placing his property into conservation because it will become a relatively simpler venture, he would be able to invest the money he receives, and there would be no hassles regarding legalities, regulations, etc. Another possibility for Tom is to develop two small lots near the road and allocate the remainder into conservation.” *George*: “Cluster development takes longer to approve.” *Mike*: “We have a responsibility to educate Tom on the mechanics of conserving his property, but we lack the experience how to proceed with that. \$1K should be spent on an appraisal because of the amount of land involved here.” *George*: “Tom should read the local ordinances so he knows what he’s up against.” *Mike*: “The next step should be to acquire an appraisal.” *George*: “Tom should educate himself on the current regulations.”

At this juncture of the conservation, Mike tabled a motion, stated as thus: “*To acquire an appraisal in order to get a second opinion of the value of the Oliphant*

property. Sandy 2nd. Four members voted “yeah”, and George voted as the only “neh”. The Committee members acknowledged that Tom Carr, chair of the WCC, would need to approve the dollar amount for the appraisal. Steve suggested putting together a statement which would document the development plans, the conservation potential of the property, zoning regulations, etc. Mike and Steve have volunteered to begin spadework on the appraisal. Steve suggested that the WOSC keep Tom Carr informed of the proceedings of the Oliphant site, and that the WOSC is still quite interested in working with this project and maintaining dialogue with Mr. Oliphant.

Other Contacts:

- Rod Wilson – Steve wants to connect with Margaret Watkins, of the PWA, in order to continue association with this land contact.
- Chipmunk Falls Properties – Andrea is the contact relating to these properties, and because she has been away, no communication about their status is available at this time.

Conservation Book – John was asked by the Committee if he would work with the Weare Public Library to have the conservation booklet *Conserving Your Land*, by Brenda Lind of the Center for Land Conservation Assistance, catalogued and displayed for public utilization.

George Malette – conveyed to the Committee that the Town Master Plan should be put on the Town web site. He also mentioned that the Open Space Plan is now on CD disk. George also reviewed some plans, chosen from the Master Plan, depicting conservation, zoning, and aquifer districts.

Duly Recorded As a True Record,

John Ciampi

cc: Town Clerk
Tina Pelletier
BOS
Files